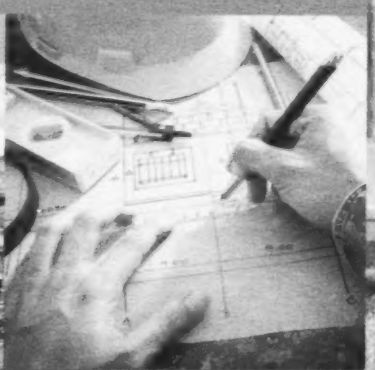
HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Montréal CMA

Date Released: June 2018



Canada

CMHC SCHL

Publication Update!

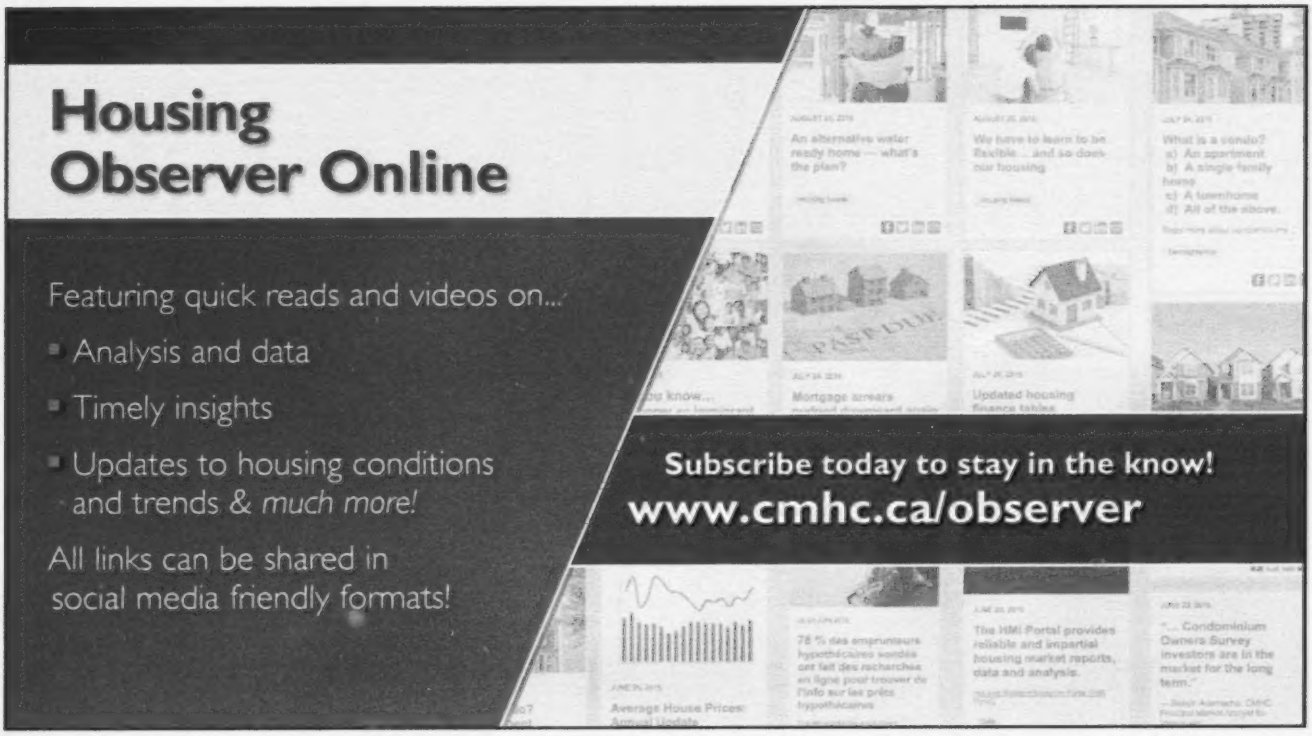
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

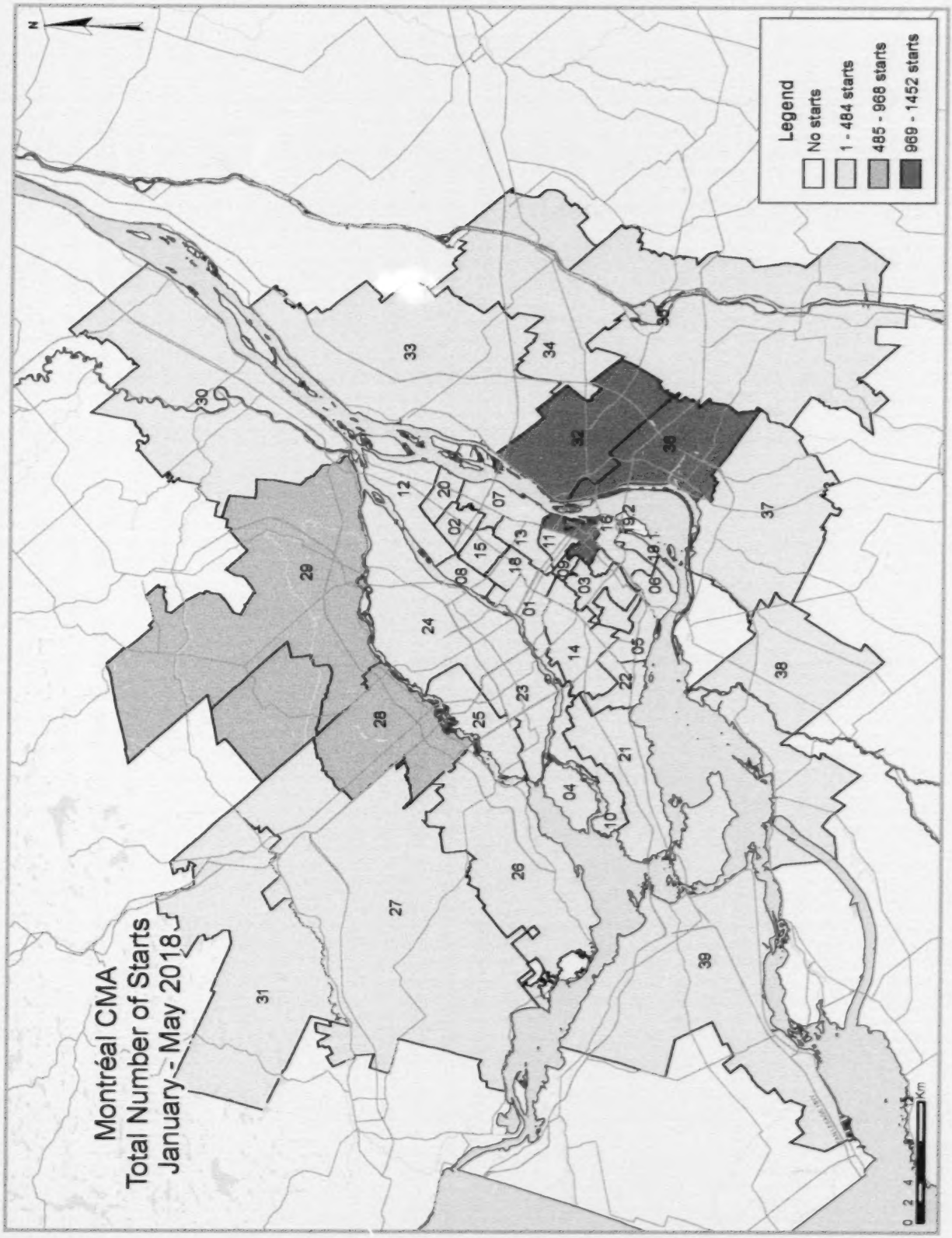
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.


Housing Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & much more!
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer


Montréal CMA
Total Number of Starts
January - May 2018
Legend
No starts
1 - 484 starts
485 - 968 starts
969 - 1452 starts
N
0 2 4 Km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) May 2018		
Montreal CMA[1]	April 2018	May 2018
Trend[2]	26,397	25,494
SAAR	32,925	20,347
	May 2017	May 2018
Actual		
May - Single-Detached	294	332
May - Multiples	1,571	1,506
May - Total	1,865	1,838
January to May - Single-Detached	965	935
January to May - Multiples	7,405	8,294
January to May - Total	8,370	9,229

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2018	332	94	109	0	8	521	0	774	1,838
May 2017	294	94	138	0	68	610	0	643	1,865
% Change	12.9	0.0	-21.0	n/a	-88.2	-14.6	n/a	20.4	-1.4
Year-to-date 2018	935	384	525	0	72	3,415	2	3,896	9,229
Year-to-date 2017	965	354	330	0	141	3,160	28	3,317	8,370
% Change	-3.1	8.5	59.1	n/a	-48.9	8.1	-92.9	17.5	10.3
UNDER CONSTRUCTION									
May 2018	1,101	468	824	0	250	11,950	3	11,131	26,137
May 2017	1,108	446	634	0	349	9,427	48	9,884	22,095
% Change	-0.6	4.9	30.0	n/a	-28.4	26.8	-93.8	12.6	18.3
COMPLETIONS									
May 2018	209	80	146	0	48	368	5	1,007	1,863
May 2017	183	70	62	0	28	693	9	709	1,754
% Change	14.2	14.3	135.5	n/a	71.4	-46.9	-44.4	42.0	6.2
Year-to-date 2018	900	266	395	0	121	2,042	7	2,715	6,497
Year-to-date 2017	866	252	263	0	138	2,216	19	1,630	5,391
% Change	3.9	5.6	50.2	n/a	-12.3	-7.9	-63.2	66.6	20.5
COMPLETED & NOT ABSORBED									
May 2018	258	176	286	0	85	1,717	n/a	n/a	2,522
May 2017	290	185	205	0	73	1,918	n/a	n/a	2,671
% Change	-11.0	-4.9	39.5	n/a	16.4	-10.5	n/a	n/a	-5.6
ABSORBED									
May 2018	217	72	84	0	37	335	n/a	n/a	745
May 2017	172	56	54	0	45	798	n/a	n/a	1,125
% Change	26.2	28.6	55.6	n/a	-17.8	-58.0	n/a	n/a	-33.8
Year-to-date 2018	890	265	334	0	117	1,951	n/a	n/a	3,557
Year-to-date 2017	857	230	265	0	167	2,365	n/a	n/a	3,884
% Change	3.9	15.2	26.0	n/a	-29.9	-17.5	n/a	n/a	-8.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
May 2018	26	6	15	0	0	258	0	115	420
May 2017	7	4	5	0	42	316	0	98	490
Laval									
May 2018	15	0	0	0	0	28	0	33	76
May 2017	17	12	16	0	0	6	0	0	51
North Shore									
May 2018	166	26	50	0	0	160	0	262	664
May 2017	150	22	49	0	0	173	0	153	547
South Shore									
May 2018	98	56	35	0	4	75	0	339	607
May 2017	87	54	41	0	26	65	0	370	643
Vaudreuil-Soulanges									
May 2018	27	6	9	0	4	0	0	25	71
May 2017	33	2	27	0	0	50	0	22	134
Montréal CMA									
May 2018	332	94	109	0	8	521	0	774	1,838
May 2017	294	94	138	0	68	610	0	643	1,865
UNDER CONSTRUCTION									
Island of Montréal									
May 2018	114	60	190	0	126	7,998	0	4,717	13,615
May 2017	76	46	67	0	154	6,244	0	3,687	10,473
Laval									
May 2018	56	6	46	0	0	1,419	0	784	2,311
May 2017	82	24	59	0	0	1,043	0	701	1,909
North Shore									
May 2018	454	116	304	0	4	1,025	0	1,743	3,646
May 2017	445	84	238	0	46	800	6	1,269	2,888
South Shore									
May 2018	358	248	198	0	116	1,378	1	3,824	6,123
May 2017	383	260	211	0	89	1,120	42	3,603	5,708
Vaudreuil-Soulanges									
May 2018	119	38	86	0	4	130	2	63	442
May 2017	122	32	59	0	60	220	0	624	1,117
Montréal CMA									
May 2018	1,101	468	824	0	250	11,950	3	11,131	26,137
May 2017	1,108	446	634	0	349	9,427	48	9,884	22,095

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
May 2018	8	4	6	0	15	95	0	176	304
May 2017	14	4	5	0	0	505	0	185	713
Laval									
May 2018	12	2	17	0	0	27	0	130	188
May 2017	11	8	13	0	0	0	0	15	47
North Shore									
May 2018	100	20	58	0	0	129	5	237	549
May 2017	78	16	28	0	0	94	0	131	347
South Shore									
May 2018	66	52	32	0	33	87	0	414	684
May 2017	55	34	6	0	10	76	9	45	235
Vaudreuil-Soulanges									
May 2018	23	2	33	0	0	30	0	50	138
May 2017	25	8	10	0	18	18	0	333	412
Montréal CMA									
May 2018	209	80	146	0	48	368	5	1,007	1,863
May 2017	183	70	62	0	28	693	9	709	1,754
COMPLETED & NOT ABSORBED									
Island of Montréal									
May 2018	10	12	11	0	11	308	n/a	n/a	352
May 2017	16	6	20	0	14	501	n/a	n/a	557
Laval									
May 2018	26	13	30	0	0	373	n/a	n/a	442
May 2017	27	27	25	0	4	237	n/a	n/a	320
North Shore									
May 2018	137	68	143	0	43	650	n/a	n/a	1,041
May 2017	155	68	113	0	36	697	n/a	n/a	1,069
South Shore									
May 2018	52	59	20	0	19	289	n/a	n/a	439
May 2017	69	81	24	0	14	400	n/a	n/a	588
Vaudreuil-Soulanges									
May 2018	33	24	82	0	12	97	n/a	n/a	248
May 2017	23	3	23	0	5	83	n/a	n/a	137
Montréal CMA									
May 2018	258	176	286	0	85	1,717	n/a	n/a	2,522
May 2017	290	185	205	0	73	1,918	n/a	n/a	2,671

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
May 2018	8	4	9	0	13	137	n/a	n/a	171
May 2017	10	3	8	0	9	569	n/a	n/a	599
Laval									
May 2018	16	3	6	0	0	12	n/a	n/a	37
May 2017	16	0	12	0	0	9	n/a	n/a	37
North Shore									
May 2018	105	15	34	0	0	92	n/a	n/a	246
May 2017	68	16	19	0	4	156	n/a	n/a	263
South Shore									
May 2018	67	48	32	0	24	79	n/a	n/a	250
May 2017	55	29	6	0	9	54	n/a	n/a	153
Vaudreuil-Soulanges									
May 2018	21	2	3	0	0	15	n/a	n/a	41
May 2017	23	8	9	0	23	10	n/a	n/a	73
Montréal CMA									
May 2018	217	72	84	0	37	335	n/a	n/a	745
May 2017	172	56	54	0	45	798	n/a	n/a	1,125

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type May 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	% Change
Zone 1	0	0	0	0	0	0	83	31	83	31	167.7
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	2	1	2	0	0	0	0	0	4	1	**
Zone 5	0	0	0	0	0	0	4	0	4	0	n/a
Zone 6	1	0	0	0	0	12	0	0	1	12	-91.7
Zone 7	8	1	0	0	0	0	74	54	82	55	49.1
Zone 8	0	0	2	0	0	0	0	4	2	4	-50.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	2	0	0	0	0	0	0	0	2	0	n/a
Zone 11	0	0	0	0	0	0	8	27	8	27	-70.4
Zone 12	3	4	2	4	0	0	39	22	44	30	46.7
Zone 13	0	0	0	0	0	0	4	5	4	5	-20.0
Zone 14	3	0	0	0	0	0	0	8	3	8	-62.5
Zone 15	0	0	0	0	0	5	0	0	0	5	-100.0
Zone 16	0	1	0	0	0	0	0	111	0	112	-100.0
Zone 17	0	0	0	0	0	30	158	138	158	168	-6.0
Zone 18	1	0	0	0	0	0	0	0	1	0	n/a
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	3	0	3	0	n/a
Zone 21	4	0	0	0	8	0	0	32	12	32	-62.5
Zone 22	2	0	0	0	7	0	0	0	9	0	n/a
Zone 23	6	5	0	2	0	8	24	3	30	18	66.7
Zone 24	6	6	0	0	0	6	31	2	37	14	164.3
Zone 25	3	6	0	10	0	0	6	3	9	19	-52.6
Zone 26	23	9	12	6	0	0	16	27	51	42	21.4
Zone 27	36	27	4	6	7	30	34	153	81	216	-62.5
Zone 28	23	20	0	0	17	0	42	16	82	36	127.8
Zone 29	48	45	6	10	16	10	246	65	316	130	143.1
Zone 30	10	20	0	0	0	0	84	35	94	55	70.9
Zone 31	26	29	4	0	6	5	4	34	40	68	-41.2
Zone 32	6	10	8	2	15	19	34	35	63	66	-4.5
Zone 33	5	11	16	2	0	0	15	324	36	337	-89.3
Zone 34	13	8	0	0	8	22	2	11	23	41	-43.9
Zone 35	37	33	24	16	6	3	55	41	122	93	31.2
Zone 36	18	9	0	16	4	20	267	21	289	66	**
Zone 37	6	5	6	12	6	3	0	3	18	23	-21.7
Zone 38	13	11	2	6	0	0	41	0	56	17	**
Zone 39	27	33	6	2	13	27	25	72	71	134	-47.0
Montréal CMA	332	294	94	94	113	200	1,299	1,277	1,838	1,865	-1.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Zone 1	2	0	0	0	0	0	123	440	125	440	-71.6
Zone 2	0	0	2	0	0	0	0	0	2	0	n/a
Zone 3	0	0	0	0	0	0	162	59	162	59	174.6
Zone 4	9	6	2	0	0	0	0	0	11	6	83.3
Zone 5	0	0	0	0	0	0	4	8	4	8	-50.0
Zone 6	1	0	4	0	24	12	14	8	43	20	115.0
Zone 7	10	1	6	4	5	0	118	88	139	93	49.5
Zone 8	1	1	2	4	0	0	0	4	3	9	-66.7
Zone 9	0	0	0	0	0	0	76	0	76	0	n/a
Zone 10	2	0	0	0	0	0	37	26	39	26	50.0
Zone 11	0	0	0	0	18	0	16	87	34	87	-60.9
Zone 12	10	7	2	8	7	0	63	109	82	124	-33.9
Zone 13	2	0	0	0	0	4	186	12	188	16	**
Zone 14	5	4	0	6	24	7	53	18	82	35	134.3
Zone 15	1	1	0	0	0	5	0	0	1	6	-83.3
Zone 16	0	3	0	0	0	0	225	177	225	180	25.0
Zone 17	0	0	0	0	5	30	1,447	1,292	1,452	1,322	9.8
Zone 18	3	0	0	0	0	0	94	38	97	38	155.3
Zone 19.1	1	0	2	0	0	0	6	85	9	85	-89.4
Zone 19.2	0	0	0	0	0	4	0	0	0	4	-100.0
Zone 20	0	0	0	0	0	0	3	0	3	0	n/a
Zone 21	8	3	2	2	29	0	24	32	63	37	70.3
Zone 22	3	0	0	0	7	10	0	241	10	251	-96.0
Zone 23	13	18	0	2	0	8	463	366	476	394	20.8
Zone 24	15	24	2	2	24	22	225	23	266	71	**
Zone 25	12	18	6	24	28	0	74	11	120	53	126.4
Zone 26	76	42	44	18	3	8	61	95	184	163	12.9
Zone 27	95	109	34	16	55	62	284	243	468	430	8.8
Zone 28	63	56	16	0	64	16	433	109	576	181	**
Zone 29	123	125	22	36	52	57	350	546	547	764	-28.4
Zone 30	23	41	0	8	23	9	146	85	192	143	34.3
Zone 31	64	76	12	10	6	5	50	198	132	289	-54.3
Zone 32	21	33	32	12	34	32	962	675	1,049	752	39.5
Zone 33	24	35	22	4	0	0	71	351	117	390	-70.0
Zone 34	40	30	0	0	8	41	144	80	192	151	27.2
Zone 35	109	120	68	88	14	10	199	141	390	359	8.6
Zone 36	51	46	24	34	30	52	866	362	971	494	96.6
Zone 37	24	12	44	38	65	23	135	400	268	473	-43.3
Zone 38	26	35	8	18	16	10	83	70	133	133	0.0
Zone 39	98	119	30	20	37	56	133	89	298	284	4.9
Montréal CMA	935	965	386	354	578	483	7,330	6,568	9,229	8,370	10.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
Zone 1	0	0	0	0	0	0	83	31
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	4	0
Zone 6	0	12	0	0	0	0	0	0
Zone 7	0	0	0	0	68	36	6	0
Zone 8	0	0	0	0	0	0	0	4
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	8	0	0	27
Zone 12	0	0	0	0	24	18	15	4
Zone 13	0	0	0	0	0	5	4	0
Zone 14	0	0	0	0	0	8	0	0
Zone 15	0	5	0	0	0	0	0	0
Zone 16	0	0	0	0	0	111	0	0
Zone 17	0	30	0	0	158	138	0	0
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	3	0
Zone 21	8	0	0	0	0	0	0	32
Zone 22	7	0	0	0	0	0	0	0
Zone 23	0	8	0	0	0	3	24	0
Zone 24	0	6	0	0	28	2	3	0
Zone 25	0	0	0	0	0	3	6	0
Zone 26	0	0	0	0	16	25	0	2
Zone 27	7	30	0	0	6	113	28	40
Zone 28	17	0	0	0	34	12	8	4
Zone 29	16	10	0	0	42	24	204	41
Zone 30	0	0	0	0	66	0	18	35
Zone 31	6	5	0	0	0	3	4	31
Zone 32	15	19	0	0	17	4	17	31
Zone 33	0	0	0	0	0	29	15	295
Zone 34	8	22	0	0	0	11	2	0
Zone 35	6	3	0	0	30	0	25	41
Zone 36	4	20	0	0	16	21	251	0
Zone 37	6	3	0	0	0	0	0	3
Zone 38	0	0	0	0	12	0	29	0
Zone 39	13	27	0	0	0	50	25	22
Montréal CMA	113	200	0	0	525	616	774	643

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	0	0	0	0	0	24	123	368
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	151	0	11	59
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	8	4	0
Zone 6	24	12	0	0	14	0	0	8
Zone 7	5	0	0	0	68	60	50	10
Zone 8	0	0	0	0	0	0	0	4
Zone 9	0	0	0	0	75	0	1	0
Zone 10	0	0	0	0	0	26	37	0
Zone 11	18	0	0	0	8	60	8	27
Zone 12	7	0	0	0	48	96	15	4
Zone 13	0	4	0	0	182	12	4	0
Zone 14	24	7	0	0	53	18	0	0
Zone 15	0	5	0	0	0	0	0	0
Zone 16	0	0	0	0	32	177	193	0
Zone 17	5	30	0	0	1,315	1,266	132	26
Zone 18	0	0	0	0	82	24	12	14
Zone 19.1	0	0	0	0	6	76	0	9
Zone 19.2	0	4	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	3	0
Zone 21	29	0	0	0	24	0	0	32
Zone 22	7	10	0	0	0	112	0	129
Zone 23	0	8	0	0	8	127	455	239
Zone 24	24	22	0	0	194	8	31	15
Zone 25	28	0	0	0	44	8	30	3
Zone 26	3	8	0	0	35	70	26	25
Zone 27	55	62	0	0	29	132	255	111
Zone 28	64	16	0	0	302	36	131	73
Zone 29	52	57	0	0	77	195	273	351
Zone 30	23	9	0	0	97	15	49	70
Zone 31	6	5	0	0	9	16	41	182
Zone 32	34	29	0	3	224	126	738	549
Zone 33	0	0	0	0	10	41	61	310
Zone 34	8	41	0	0	6	36	138	44
Zone 35	14	6	0	4	86	26	113	115
Zone 36	30	52	0	0	63	182	803	180
Zone 37	65	9	0	14	75	136	60	264
Zone 38	16	3	0	7	30	4	53	66
Zone 39	37	56	0	0	87	59	46	30
Montréal CMA	578	455	0	28	3,434	3,176	3,896	3,317

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market May 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
Zone 1	0	0	0	0	83	31	83	31
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	4	1	0	0	0	0	4	1
Zone 5	0	0	0	0	4	0	4	0
Zone 6	1	0	0	12	0	0	1	12
Zone 7	8	1	68	36	6	0	82	55
Zone 8	2	0	0	0	0	4	2	4
Zone 9	0	0	0	0	0	0	0	0
Zone 10	2	0	0	0	0	0	2	0
Zone 11	0	0	8	0	0	27	8	27
Zone 12	5	8	24	18	15	4	44	30
Zone 13	0	0	0	5	4	0	4	5
Zone 14	3	0	0	8	0	0	3	8
Zone 15	0	5	0	0	0	0	0	5
Zone 16	0	1	0	111	0	0	0	112
Zone 17	0	0	158	168	0	0	158	168
Zone 18	1	0	0	0	0	0	1	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	3	0	3	0
Zone 21	12	0	0	0	0	32	12	32
Zone 22	9	0	0	0	0	0	9	0
Zone 23	6	15	0	3	24	0	30	18
Zone 24	6	14	28	0	3	0	37	14
Zone 25	3	16	0	3	6	0	9	19
Zone 26	35	15	16	25	0	2	51	42
Zone 27	47	63	6	113	28	40	81	216
Zone 28	40	20	34	12	8	4	82	36
Zone 29	70	69	42	20	204	41	316	130
Zone 30	14	20	62	0	18	35	94	55
Zone 31	36	34	0	3	4	31	40	68
Zone 32	29	31	17	4	17	31	63	66
Zone 33	21	13	0	29	15	295	36	337
Zone 34	17	8	4	33	2	0	23	41
Zone 35	67	52	30	0	25	41	122	93
Zone 36	22	41	16	25	251	0	289	66
Zone 37	18	20	0	0	0	3	18	23
Zone 38	15	17	12	0	29	0	56	17
Zone 39	42	62	4	50	25	22	71	134
Montréal CMA	535	526	529	678	774	643	1,838	1,865

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	2	0	0	24	123	368	125	440
Zone 2	2	0	0	0	0	0	2	0
Zone 3	0	0	151	0	11	59	162	59
Zone 4	11	6	0	0	0	0	11	6
Zone 5	0	0	0	8	4	0	4	8
Zone 6	31	0	12	12	0	8	43	20
Zone 7	21	5	68	60	50	10	139	93
Zone 8	3	5	0	0	0	4	3	9
Zone 9	0	0	75	0	1	0	76	0
Zone 10	2	0	0	26	37	0	39	26
Zone 11	0	0	26	60	8	27	34	87
Zone 12	19	15	48	96	15	4	82	124
Zone 13	4	0	180	16	4	0	188	16
Zone 14	29	10	53	25	0	0	82	35
Zone 15	1	6	0	0	0	0	1	6
Zone 16	0	3	32	177	193	0	225	180
Zone 17	7	0	1,313	1,296	132	26	1,452	1,322
Zone 18	3	0	82	24	12	14	97	38
Zone 19.1	3	0	6	76	0	9	9	85
Zone 19.2	0	0	0	4	0	0	0	4
Zone 20	0	0	0	0	3	0	3	0
Zone 21	35	5	28	0	0	32	63	37
Zone 22	10	10	0	112	0	129	10	251
Zone 23	13	28	8	127	455	239	476	394
Zone 24	41	50	194	6	31	15	266	71
Zone 25	46	42	44	8	30	3	120	53
Zone 26	123	70	35	68	26	25	184	163
Zone 27	184	187	29	132	255	111	468	430
Zone 28	147	72	298	36	131	73	576	181
Zone 29	200	207	74	206	273	351	547	764
Zone 30	50	58	93	15	49	70	192	143
Zone 31	82	91	9	16	41	182	132	289
Zone 32	81	71	230	129	738	552	1,049	752
Zone 33	46	39	10	41	61	310	117	390
Zone 34	44	45	10	62	138	44	192	151
Zone 35	191	216	86	24	113	119	390	359
Zone 36	107	130	61	184	803	180	971	494
Zone 37	97	59	111	136	60	278	268	473
Zone 38	50	53	30	7	53	73	133	133
Zone 39	159	166	91	88	48	30	298	284
Montréal CMA	1,844	1,649	3,487	3,301	3,898	3,345	9,229	8,370

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	% Change
Zone 1	0	2	0	0	0	0	0	1	0	3	-100.0
Zone 2	0	0	0	0	0	0	0	3	0	3	-100.0
Zone 3	0	0	0	0	0	0	10	0	10	0	n/a
Zone 4	2	3	0	0	0	0	3	0	5	3	66.7
Zone 5	0	2	0	0	12	0	0	6	12	8	50.0
Zone 6	0	0	0	0	0	0	0	133	0	133	-100.0
Zone 7	1	0	0	2	0	0	20	21	21	23	-8.7
Zone 8	0	0	0	2	0	0	4	14	4	16	-75.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	1	1	0	0	0	0	0	0	1	1	0.0
Zone 11	0	0	0	0	0	0	0	6	0	6	-100.0
Zone 12	0	1	2	0	0	3	54	15	56	19	194.7
Zone 13	0	0	0	0	0	0	2	0	2	0	n/a
Zone 14	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 15	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 16	0	0	0	0	0	0	0	21	0	21	-100.0
Zone 17	0	0	0	0	0	0	171	435	171	435	-60.7
Zone 18	0	0	0	0	0	0	0	3	0	3	-100.0
Zone 19.1	0	0	2	0	0	0	0	0	2	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	8	0	8	-100.0
Zone 21	2	1	0	0	9	0	0	2	11	3	**
Zone 22	2	1	0	0	0	0	7	24	9	25	-64.0
Zone 23	5	3	0	0	7	7	130	6	142	16	**
Zone 24	4	6	0	0	0	6	11	0	15	12	25.0
Zone 25	3	2	2	8	10	0	16	9	31	19	63.2
Zone 26	15	2	4	4	8	4	34	1	61	11	**
Zone 27	24	18	6	4	8	5	158	39	196	66	197.0
Zone 28	20	16	2	0	23	0	24	26	69	42	64.3
Zone 29	24	24	6	6	16	8	95	51	141	89	58.4
Zone 30	6	5	0	2	0	0	43	30	49	37	32.4
Zone 31	11	13	4	0	0	11	18	78	33	102	-67.6
Zone 32	4	7	10	2	12	3	387	15	413	27	**
Zone 33	4	7	0	0	3	0	0	17	7	24	-70.8
Zone 34	12	3	0	0	27	13	14	8	53	24	120.8
Zone 35	17	27	16	8	7	3	25	35	65	73	-11.0
Zone 36	21	3	14	6	11	0	65	37	111	46	141.3
Zone 37	3	4	10	18	3	6	6	3	22	31	-29.0
Zone 38	5	4	2	0	0	0	6	6	13	10	30.0
Zone 39	23	25	2	8	33	26	80	353	138	412	-66.5
Montréal CMA	209	183	82	70	189	95	1,383	1,406	1,863	1,754	6.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Zone 1	2	3	2	0	0	0	9	4	13	7	85.7
Zone 2	0	0	0	0	0	0	0	3	0	3	-100.0
Zone 3	2	2	0	0	0	0	69	58	71	60	18.3
Zone 4	8	14	0	0	0	0	3	0	11	14	-21.4
Zone 5	0	2	0	0	12	0	57	6	69	8	**
Zone 6	1	0	0	0	30	37	0	291	31	328	-90.5
Zone 7	5	2	4	12	0	8	112	38	121	60	101.7
Zone 8	1	1	0	2	0	0	4	20	5	23	-78.3
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	4	1	0	0	0	4	0	0	4	5	-20.0
Zone 11	0	0	0	0	0	0	94	11	94	11	**
Zone 12	4	7	8	10	0	3	114	68	126	88	43.2
Zone 13	0	0	0	0	5	4	68	26	73	30	143.3
Zone 14	4	4	6	0	12	16	77	88	99	108	-8.3
Zone 15	2	5	0	0	5	0	0	0	7	5	40.0
Zone 16	0	1	0	0	6	0	8	30	14	31	-54.8
Zone 17	0	0	0	0	0	3	927	952	927	955	-2.9
Zone 18	0	0	0	0	0	0	43	17	43	17	152.9
Zone 19.1	0	1	2	0	0	0	85	18	87	19	**
Zone 19.2	0	0	0	0	5	0	0	0	5	0	n/a
Zone 20	0	0	0	0	0	0	6	8	6	8	-25.0
Zone 21	5	10	0	0	9	16	102	4	116	30	**
Zone 22	6	9	2	0	17	41	48	24	73	74	-1.4
Zone 23	16	14	2	0	12	7	456	86	486	107	**
Zone 24	20	25	2	2	0	15	33	117	55	159	-65.4
Zone 25	14	14	4	16	16	5	35	18	69	53	30.2
Zone 26	66	29	20	30	14	4	80	167	180	230	-21.7
Zone 27	77	70	14	8	31	33	317	133	439	244	79.9
Zone 28	70	51	2	2	38	7	82	282	192	342	-43.9
Zone 29	107	108	14	26	36	32	209	229	366	395	-7.3
Zone 30	35	36	0	2	19	14	87	57	141	109	29.4
Zone 31	61	68	8	6	0	11	111	211	180	296	-39.2
Zone 32	30	37	22	24	35	12	538	127	625	200	**
Zone 33	22	34	8	4	12	8	4	38	46	84	-45.2
Zone 34	49	22	4	0	27	13	52	62	132	97	36.1
Zone 35	87	102	52	22	10	6	167	105	316	235	34.5
Zone 36	61	37	26	26	43	0	243	122	373	185	101.6
Zone 37	16	24	34	38	25	13	373	6	448	81	**
Zone 38	24	32	8	10	5	4	37	18	74	64	15.6
Zone 39	103	102	24	18	73	80	180	426	380	626	-39.3
Montréal CMA	902	867	268	258	497	396	4,830	3,870	6,497	5,391	20.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
Zone 1	0	0	0	0	0	0	0	1
Zone 2	0	0	0	0	0	0	0	3
Zone 3	0	0	0	0	0	0	10	0
Zone 4	0	0	0	0	0	0	3	0
Zone 5	12	0	0	0	0	6	0	0
Zone 6	0	0	0	0	0	0	0	133
Zone 7	0	0	0	0	8	11	12	10
Zone 8	0	0	0	0	0	14	4	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	6
Zone 12	0	3	0	0	54	12	0	3
Zone 13	0	0	0	0	0	0	2	0
Zone 14	0	0	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	21
Zone 17	0	0	0	0	26	435	145	0
Zone 18	0	0	0	0	0	3	0	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	8
Zone 21	9	0	0	0	0	2	0	0
Zone 22	0	0	0	0	7	24	0	0
Zone 23	7	7	0	0	0	0	130	6
Zone 24	0	6	0	0	11	0	0	0
Zone 25	10	0	0	0	16	0	0	9
Zone 26	5	4	3	0	28	0	6	1
Zone 27	8	5	0	0	12	22	146	17
Zone 28	23	0	0	0	16	12	8	14
Zone 29	16	8	0	0	51	17	44	34
Zone 30	0	0	0	0	28	6	15	24
Zone 31	0	11	0	0	0	37	18	41
Zone 32	12	3	0	0	25	0	362	15
Zone 33	3	0	0	0	0	16	0	1
Zone 34	27	7	0	6	12	0	2	8
Zone 35	7	0	0	3	8	23	17	12
Zone 36	11	0	0	0	38	37	27	0
Zone 37	3	6	0	0	6	0	0	3
Zone 38	0	0	0	0	0	0	6	6
Zone 39	33	26	0	0	30	20	50	333
Montréal CMA	186	86	3	9	376	697	1,007	709

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	0	0	0	0	0	3	9	1
Zone 2	0	0	0	0	0	0	0	3
Zone 3	0	0	0	0	0	0	69	58
Zone 4	0	0	0	0	0	0	3	0
Zone 5	12	0	0	0	51	6	6	0
Zone 6	30	37	0	0	0	158	0	133
Zone 7	0	8	0	0	63	21	31	10
Zone 8	0	0	0	0	0	20	4	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	0	0	0	0	0	0
Zone 11	0	0	0	0	81	5	13	6
Zone 12	0	3	0	0	78	52	3	16
Zone 13	5	4	0	0	12	23	56	3
Zone 14	12	16	0	0	50	88	27	0
Zone 15	5	0	0	0	0	0	0	0
Zone 16	6	0	0	0	8	5	0	25
Zone 17	0	3	0	0	291	926	636	26
Zone 18	0	0	0	0	12	17	31	0
Zone 19.1	0	0	0	0	85	18	0	0
Zone 19.2	5	0	0	0	0	0	0	0
Zone 20	0	0	0	0	6	0	0	8
Zone 21	9	16	0	0	0	4	102	0
Zone 22	17	41	0	0	48	24	0	0
Zone 23	12	7	0	0	296	77	160	9
Zone 24	0	15	0	0	27	69	6	48
Zone 25	16	5	0	0	35	0	0	18
Zone 26	11	4	3	0	56	0	24	167
Zone 27	31	33	0	0	131	66	186	67
Zone 28	38	7	0	0	33	103	49	179
Zone 29	36	32	0	0	103	105	106	124
Zone 30	19	14	0	0	30	10	57	47
Zone 31	0	11	0	0	33	73	78	138
Zone 32	35	12	0	0	112	13	426	114
Zone 33	12	8	0	0	0	22	4	16
Zone 34	27	7	0	6	24	54	28	8
Zone 35	10	0	0	6	42	63	125	42
Zone 36	43	0	0	0	213	119	30	3
Zone 37	25	13	0	0	51	0	322	6
Zone 38	5	4	0	0	7	12	30	6
Zone 39	73	80	0	0	86	77	94	349
Montréal CMA	494	384	3	12	2,064	2,233	2,715	1,630

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market May 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
Zone 1	0	2	0	0	0	1	0	3
Zone 2	0	0	0	0	0	3	0	3
Zone 3	0	0	0	0	10	0	10	0
Zone 4	2	3	0	0	3	0	5	3
Zone 5	6	2	6	6	0	0	12	8
Zone 6	0	0	0	0	0	133	0	133
Zone 7	1	2	8	11	12	10	21	23
Zone 8	0	2	0	14	4	0	4	16
Zone 9	0	0	0	0	0	0	0	0
Zone 10	1	1	0	0	0	0	1	1
Zone 11	0	0	0	0	0	6	0	6
Zone 12	2	4	54	12	0	3	56	19
Zone 13	0	0	0	0	2	0	2	0
Zone 14	0	1	0	0	0	0	0	1
Zone 15	0	2	0	0	0	0	0	2
Zone 16	0	0	0	0	0	21	0	21
Zone 17	0	0	26	435	145	0	171	435
Zone 18	0	0	0	3	0	0	0	3
Zone 19.1	2	0	0	0	0	0	2	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	8	0	8
Zone 21	2	3	9	0	0	0	11	3
Zone 22	2	1	7	24	0	0	9	25
Zone 23	12	10	0	0	130	6	142	16
Zone 24	4	12	11	0	0	0	15	12
Zone 25	15	10	16	0	0	9	31	19
Zone 26	22	10	28	0	11	1	61	11
Zone 27	38	27	12	22	146	17	196	66
Zone 28	49	16	12	12	8	14	69	42
Zone 29	48	38	49	17	44	34	141	89
Zone 30	6	7	28	6	15	24	49	37
Zone 31	15	24	0	37	18	41	33	102
Zone 32	23	9	28	3	362	15	413	27
Zone 33	7	7	0	16	0	1	7	24
Zone 34	12	6	39	4	2	14	53	24
Zone 35	37	35	11	23	17	15	65	73
Zone 36	48	9	36	37	27	0	111	46
Zone 37	16	25	6	3	0	3	22	31
Zone 38	7	4	0	0	6	6	13	10
Zone 39	58	43	30	36	50	333	138	412
Montréal CMA	435	315	416	721	1,012	718	1,863	1,754

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - May 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	4	3	0	3	9	1	13	7
Zone 2	0	0	0	0	0	3	0	3
Zone 3	2	2	0	0	69	58	71	60
Zone 4	8	14	0	0	3	0	11	14
Zone 5	6	2	57	6	6	0	69	8
Zone 6	10	0	21	195	0	133	31	328
Zone 7	9	16	63	27	31	10	121	60
Zone 8	1	3	0	20	4	0	5	23
Zone 9	0	0	0	0	0	0	0	0
Zone 10	4	5	0	0	0	0	4	5
Zone 11	0	0	81	5	13	6	94	11
Zone 12	12	20	78	52	3	16	126	88
Zone 13	0	4	17	23	56	3	73	30
Zone 14	22	12	50	96	27	0	99	108
Zone 15	7	5	0	0	0	0	7	5
Zone 16	0	1	14	5	0	25	14	31
Zone 17	0	3	291	926	636	26	927	955
Zone 18	0	0	12	17	31	0	43	17
Zone 19.1	2	1	85	18	0	0	87	19
Zone 19.2	0	0	5	0	0	0	5	0
Zone 20	0	0	6	0	0	8	6	8
Zone 21	5	14	9	16	102	0	116	30
Zone 22	25	34	48	40	0	0	73	74
Zone 23	32	21	294	77	160	9	486	107
Zone 24	22	42	27	69	6	48	55	159
Zone 25	34	35	35	0	0	18	69	53
Zone 26	97	59	54	0	29	171	180	230
Zone 27	121	111	131	66	187	67	439	244
Zone 28	113	66	29	97	50	179	192	342
Zone 29	156	166	104	105	106	124	366	395
Zone 30	48	46	36	16	57	47	141	109
Zone 31	71	84	31	73	78	139	180	296
Zone 32	84	71	115	13	426	116	625	200
Zone 33	33	38	9	30	4	16	46	84
Zone 34	55	25	49	58	28	14	132	97
Zone 35	143	124	48	63	125	48	316	235
Zone 36	130	63	213	119	30	3	373	185
Zone 37	66	72	60	3	322	6	448	81
Zone 38	39	46	5	12	30	6	74	64
Zone 39	200	173	86	104	94	349	380	626
Montréal CMA	1,561	1,381	2,163	2,354	2,722	1,649	6,497	5,391

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
May 2018	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	-	-
May 2017	0	0.0	1	12.5	5	62.5	0	0.0	2	25.0	8	-	-
Year-to-date 2018	1	2.9	4	11.8	5	14.7	9	26.5	15	44.1	34	-	-
Year-to-date 2017	2	4.7	2	4.7	18	41.9	4	9.3	17	39.5	43	-	494,154
Laval													
May 2018	0	0.0	2	20.0	2	20.0	2	20.0	4	40.0	10	-	-
May 2017	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	-	-
Year-to-date 2018	0	0.0	8	29.6	6	22.2	4	14.8	9	33.3	27	-	-
Year-to-date 2017	0	0.0	2	7.7	6	23.1	9	34.6	9	34.6	26	-	-
North Shore													
May 2018	14	19.2	25	34.2	19	26.0	12	16.4	3	4.1	73	365,000	375,904
May 2017	16	34.0	13	27.7	12	25.5	3	6.4	3	6.4	47	-	-
Year-to-date 2018	60	22.4	100	37.3	64	23.9	29	10.8	15	5.6	268	365,000	350,280
Year-to-date 2017	77	31.6	87	35.7	46	18.9	26	10.7	8	3.3	244	255,000	349,341
South Shore													
May 2018	1	2.4	4	9.8	16	39.0	6	14.6	14	34.1	41	-	828,592
May 2017	2	5.6	5	13.9	13	36.1	9	25.0	7	19.4	36	-	458,036
Year-to-date 2018	12	8.2	31	21.1	40	27.2	23	15.6	41	27.9	147	-	612,606
Year-to-date 2017	19	12.0	34	21.5	42	26.6	28	17.7	35	22.2	158	-	598,617
Vaudreuil-Soulanges													
May 2018	2	20.0	2	20.0	3	30.0	1	10.0	2	20.0	10	-	-
May 2017	5	27.8	8	44.4	4	22.2	1	5.6	0	0.0	18	-	324,988
Year-to-date 2018	10	16.4	17	27.9	10	16.4	11	18.0	13	21.3	61	-	-
Year-to-date 2017	17	25.0	31	45.6	13	19.1	4	5.9	3	4.4	68	-	305,277
Montréal CMA													
May 2018	17	12.3	33	23.9	40	29.0	23	16.7	25	18.1	138	432,500	479,439
May 2017	23	19.7	27	23.1	35	29.9	15	12.8	17	14.5	117	420,000	443,356
Year-to-date 2018	83	15.5	160	29.8	125	23.3	76	14.2	93	17.3	537	415,000	471,659
Year-to-date 2017	115	21.3	156	28.9	125	23.2	71	13.2	72	13.4	539	400,000	445,018

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2018						
Submarket	May 2018	May 2017	% Change	YTD 2018	YTD 2017	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	494,154	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	-	-	n/a
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	395,662	-	n/a	395,662	-	n/a
Zone 27	404,353	-	n/a	391,906	488,456	-19.8
Zone 28	-	-	n/a	-	575,440	n/a
Zone 29	269,559	-	n/a	264,239	298,112	-11.4
Zone 30	-	-	n/a	-	271,044	n/a
Zone 31	-	-	n/a	-	316,925	n/a
Zone 32	-	-	n/a	-	-	n/a
Zone 33	-	-	n/a	-	-	n/a
Zone 34	-	-	n/a	451,517	-	n/a
Zone 35	-	458,036	n/a	287,725	458,036	-37.2
Zone 36	828,592	-	n/a	828,592	774,344	7.0
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	-	n/a	-	-	n/a
Zone 39	-	324,988	n/a	-	305,277	n/a
Montréal CMA	479,439	443,356	8.1	471,659	445,018	6.0

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
May 2018	2,932	3,474	12,128	404,599	4.1	388,290	5.7
May 2017	3,121	3,424	14,052	380,203	4.5	367,676	7.0
% Change	-6.1	1.5	-13.7	6.4	n/a	5.6	n/a
YTD 2018	13,014	18,499	12,597	381,957	4.8	n/a	n/a
YTD 2017	12,927	19,223	14,969	365,894	5.8	n/a	n/a
% Change	0.7	-3.8	-15.8	4.4	n/a	n/a	n/a
CONDOMINIUMS*							
May 2018	1,873	2,235	9,831	310,804	5.2	298,727	8.2
May 2017	1,645	2,371	12,533	292,292	7.6	288,832	11.3
% Change	13.9	-5.7	-21.6	6.3	n/a	3.4	n/a
YTD 2018	8,012	12,225	10,437	293,738	6.5	n/a	n/a
YTD 2017	6,885	13,491	12,785	285,435	9.3	n/a	n/a
% Change	16.4	-9.4	-18.4	2.9	n/a	n/a	n/a
PLEX*							
May 2018	491	666	2,439	547,269	5.0	520,986	6.4
May 2017	474	618	2,602	501,316	5.5	485,423	7.7
% Change	3.6	7.8	-6.3	9.2	n/a	7.3	n/a
YTD 2018	1,951	3,275	2,394	528,441	6.1	n/a	n/a
YTD 2017	1,866	3,168	2,650	492,593	7.1	n/a	n/a
% Change	4.6	3.4	-9.7	7.3	n/a	n/a	n/a
TOTAL							
May 2018	5,303	6,387	24,501	392,417	4.6	373,682	6.7
May 2017	5,243	6,431	29,289	363,611	5.6	354,119	8.4
% Change	1.1	-0.7	-16.3	7.9	n/a	5.5	n/a
YTD 2018	22,999	34,058	25,526	363,931	5.5	n/a	n/a
YTD 2017	21,695	35,954	30,493	343,802	7.0	n/a	n/a
% Change	6.0	-5.3	-16.3	5.9	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
– Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
May 2018

		Interest Rates			NHPI, Total, Montréal CMA 2016.12 =100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	126.2	2,123	6.7	66.8	889
	February	561	3.14	4.64	100.4	126.7	2,126	6.8	67.0	895
	March	561	3.14	4.64	100.4	127.0	2,126	6.7	66.9	893
	April	561	3.14	4.64	100.5	127.4	2,125	6.8	66.8	892
	May	561	3.14	4.64	100.6	127.6	2,134	6.6	66.9	890
	June	561	3.14	4.64	100.6	127.2	2,147	6.5	67.2	891
	July	573	3.14	4.84	100.9	127.3	2,156	6.3	67.3	896
	August	573	3.14	4.84	100.9	127.4	2,158	6.4	67.3	901
	September	575	3.09	4.89	101.1	127.6	2,153	6.4	67.2	905
	October	581	3.24	4.99	101.3	127.7	2,154	6.6	67.3	904
	November	581	3.24	4.99	101.3	128.1	2,161	6.4	67.3	900
	December	581	3.24	4.99	101.3	127.9	2,173	6.0	67.4	898
2018	January	590	3.34	5.14	101.8	128.2	2,184	5.8	67.5	904
	February	590	3.34	5.14	102.4	128.9	2,190	6.0	67.7	908
	March	590	3.34	5.14	102.4	129.1	2,193	6.1	67.9	908
	April	590	3.34	5.14	102.4	129.4	2,187	6.1	67.6	906
	May	601	3.49	5.34		129.6	2,187	6.0	67.5	905
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

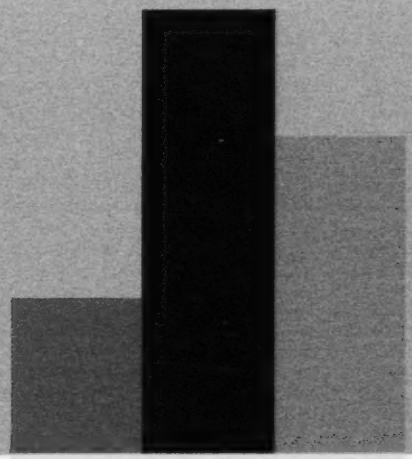
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...
- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!
www.cmhc.ca/observer

64159_2018_M06